



IT IS ORDERED as set forth below:

Date: May 25, 2023

A handwritten signature in black ink, reading "James R. Sacca".

James R. Sacca
U.S. Bankruptcy Court Judge

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
GAINESVILLE DIVISION**

In re:)	Chapter 11
)	
HEAVEN'S LANDING, LLC, ¹)	Case No. 20-21350-JRS
)	
Debtor.)	Judge Sacca
)	

FINAL DECREE

The Debtor's Application for Final Decree [Docket No. 164] (the "Application") came on for hearing on May 25, 2023. Counsel for the Debtor and counsel for the United States Trustee appeared at the hearing. The United States Trustee also filed a response to the Application stating that she did not oppose the Application. No other party appeared

¹ The last four digits of the Debtor's federal tax identification number are 2632.

at the hearing or filed any response to the Application. Based upon the Application and the entire record in this case the Court finds that (i) it has jurisdiction over this matter pursuant to 28 U.S.C. § 1334; (ii) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); (iii) it may enter a final order consistent with Article III of the United States Constitution; (iv) the relief requested in the Application is in the best interests of the Debtor and its creditors; (v) proper and adequate notice of the Application and the hearing thereon has been given, and no other or further notice is necessary; and (vi) good and sufficient cause exists for the granting of the relief requested in the Application.

Accordingly, it is

ORDERED that this case be, and hereby is closed, as of the date of this Final Decree; *provided, however*, that this Court retains jurisdiction to the extent provided in Article 14 of the Plan; it is

FURTHER ORDERED that the Clerk shall serve a copy of this Final Decree on all parties in interest in this case.

END OF DOCUMENT

Prepared by:

/s/ Charles N. Kelley, Jr.
Charles N. Kelley, Jr.
Georgia State Bar No. 412212
Kelley & Clements LLP
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Gainesville, GA 30503
770-531-0007
ckelley@kelleyclements.com

United States Bankruptcy Court
Northern District of Georgia

In re:
Heaven's Landing, LLC
Debtor

Case No. 20-21350-jrs
Chapter 11

CERTIFICATE OF NOTICE

District/off: 113E-8
Date Rcvd: May 25, 2023

User: bncadmin
Form ID: pdf442

Page 1 of 2
Total Noticed: 28

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 27, 2023:

Recip ID	Recipient Name and Address
db	+ Heaven's Landing, LLC, 460 Anderson Drive, Clayton, GA 30525-2897
cr	+ Connie Bowlin, 631 Doolittle Dr, Clayton, GA 30525-3298
cr	+ JT Funding, LLC, Attn: Brad J. Patten, c/o Smith Gilliam Williams & Miles, PA, P.O. Box 1098, Gainesville, GA 30503-1098
23245246	+ A&S Building Systems, 1545 Mountain Road, Andersonville, TN 37705-4111
23245247	+ Axis Corporation, 460 Anderson Drive, Clayton, GA 30525-2897
23245249	+ Connie J Bowlin, 631 Doolittle Dr, Clayton GA 30525-3298
23318469	+ Foothills Land Design, LLC, 164 Professional Drive, Baldwin, GA 30511-4009
23245252	+ Foothills Land and Design, LLC, 164 Professional Dr, Baldwin, GA 30511-4009
23245255	+ Glenn D. Giles, PO Box 306, Tiger, GA 30576-0306
23245256	+ Heaven's Landing Development, LLC, 301 E. Las Olas Blvd, #210, Fort Lauderdale, FL 33301-2254
23245257	+ Hildur Enterprises, LLC, PO Box 908, Snohomish, WA 98291-0908
23245264	+ JT Funding, LLC, 301 E. LAS OLAS BLVD, #210, Fort Lauderdale, FL 33301-2254
23245259	+ Jeannette Ciochetti, PO Box 1842, Clayton, GA 30525-0047
23245260	+ Jerry Underwood, 340 Jake Field Lane, Clayton, GA 30525
23245261	+ John Ashley Martin, 6580 Wolfork ROad, Rabun Gap, GA 30568-2649
23245262	+ Jori Ingersoll, PSC 37 Box 2562, APO, AE 09459-0026
23245266	+ Mary Jo Walan, 432 Linden Circle, Beecher, IL 60401-3693
23245267	+ Michael J. Ciochetti, 863 Anderson Dr, Unit 6, Clayton, GA 30525-2896
23245269	+ NCI Building Systems, PO Box 840435, Dallas, TX 75284-0435
23245270	+ Rabun County Tax Commissioner, 19 Jo Dotson Cir, Suite 101, Clayton, GA 30525-7040
23245271	+ Steve Black, PO Box 159, Wiley, GA 30581-0159
23245272	+ T. Wesley Robinson, Hulsey Oliver & Mahar LLP, PO Box 1457, Gainesville, GA 30503-1457
23245274	+ TSC Properties, LLC, PO Bo 272, Cleveland, GA 30528-0005
23245273	+ The Joseph Walan Revocable Trust, PO Box 1842, Clayton, GA 30525-0047
23245275	+ Victor P. Serodino III Revocable Trust, PO Box 4539, Chattanooga, TN 37405-0539

TOTAL: 25

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
23245253	Email/Text: brnotices@dor.ga.gov	May 25 2023 20:52:00	Georgia Department of Revenue, Compliance Division ACRS-Bankruptcy, 1800 Century Blvd NE, Suite 9100, Atlanta, GA 30345
23245254	Email/Text: brnotices@dor.ga.gov	May 25 2023 20:52:00	Georgia Dept of Revenue, Bankruptcy Section, P.O. Box 161108, Atlanta, GA 30321
23245258	+ Email/Text: sbse.cio.bnc.mail@irs.gov	May 25 2023 20:52:00	Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346

TOTAL: 3

BYPASSED RECIPIENTS

District/off: 113E-8

User: bncadmin

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Date Rcvd: May 25, 2023

Form ID: pdf442

Total Noticed: 28

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
23245268	*+	Michael J. Ciochetti, 863 Anderson Dr, Unit 6, Clayton, GA 30525-2896
23245248	##+	Brian M. Deutsch, 2112 Shy Bear Way NW #202, Issaquah, WA 98027-5602
23245251	##+	Corporation Service Company, AFS for Heaven's Landing Development, LL, 40 Technology Pkwy Sout, #300, Norcross, GA 30092-2924
23245250	##+	Corporation Service Company, AFS for JT Funding, LLC, 40 Technology Pkwy South, #300, Norcross, GA 30092-2924
23245263	##+	Joseph Walan, 99 County Rd 756, Enterprise, AL 36330-1429
23245265	##+	Mary Ann Milan, 340 SW 18th Court, Pompano Beach, FL 33060-9034

TOTAL: 0 Undeliverable, 1 Duplicate, 5 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 27, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 25, 2023 at the address(es) listed below:

Name	Email Address
Bradley J. Patten	on behalf of Creditor JT Funding LLC bpatten@sgwmfirm.com, akinnett@sgwmfirm.com
Bradley J. Patten	on behalf of Defendant Heaven's Landing Development LLC bpatten@sgwmfirm.com, akinnett@sgwmfirm.com
Bradley J. Patten	on behalf of Defendant JT Funding LLC bpatten@sgwmfirm.com, akinnett@sgwmfirm.com
Bradley J. Patten	on behalf of Creditor Heaven's Landing Development LLC bpatten@sgwmfirm.com, akinnett@sgwmfirm.com
Bradley J. Patten	on behalf of Plaintiff Heaven's Landing Development LLC bpatten@sgwmfirm.com, akinnett@sgwmfirm.com
Charles N. Kelley, Jr.	on behalf of Debtor Heaven's Landing LLC ckelley@kelleyclements.com, twinkler@cummingskelley.com;1663@notices.nextchapterbk.com;3667002420@filings.docketbird.com
Charles N. Kelley, Jr.	on behalf of Defendant Heaven's Landing LLC ckelley@kelleyclements.com, twinkler@cummingskelley.com;1663@notices.nextchapterbk.com;3667002420@filings.docketbird.com
Charles N. Kelley, Jr.	on behalf of Plaintiff Heaven's Landing LLC ckelley@kelleyclements.com, twinkler@cummingskelley.com;1663@notices.nextchapterbk.com;3667002420@filings.docketbird.com
David S. Weidenbaum	on behalf of U.S. Trustee Office of the United States Trustee david.s.weidenbaum@usdoj.gov
Office of the United States Trustee	ustregion21.at.ecf@usdoj.gov
Tamara M. Ogier (Sub V Trustee)	tmo@oratl.com jc@oratl.com;tmo@trustesolutions.net;ctmo11@trustesolutions.net

TOTAL: 11